



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

April 6, 2022

TO: Historic Preservation Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director 

FROM: Maggie Gleason, AICP, Planning Manager 

SUBJECT: **HPC-7-21** 832 Europe Street

Application Summary			
Applicant	City-Parish	Submittal Date	March 24, 2021
Site Area	± 1,900 sf		
Location	South side of Europe Street, west of Maximillian Street (Council District 10–Coleman)		
HPC Meeting Date	April 13, 2022		
Request			
Proposed Action	Demolition		
Site Characteristics			
Historic District	Downtown Character Area		
Historic Information	c. 1915 Craftsman Bungalow. Contributing structure.		
Existing Zoning	General Residential (A4)		
Existing Use	Single family residential		
Findings			
Building Official has determined the structure has not been maintained and is eligible to proceed with the condemnation process (per UDC Section 3.8.3)			

Case History – Site

- Case was reintroduced to the HPC on January 12, 2022
 - HPC deferred the item for 90 days to receive an update from the applicant's lawyer
- Case was reintroduced to the HPC on October 13, 2021
 - HPC deferred the item for 90 days for the applicant to verify that windows and roof are sealed, to obtain a construction bid, to obtain a letter of feasibility from a licensed architect or engineer for structural repairs to the rear of the primary structure and accessory structure, and to receive an update from the applicant's lawyer
- Case was reintroduced to the HPC on August 11, 2021
 - HPC deferred the item for 60 days to give the applicant time to provide a scope of work on repairs and to secure windows
- Case was reintroduced to the HPC on June 9, 2021
 - HPC deferred the item for 60 days to give the applicant 30 days to clean the yard, secure the windows, and secure the roof, and 60 days to provide a scope of work on other repairs

- Applicant representative submitted photographs within 30 days showing cleaned yard, secured windows, and mostly secured roof
- Case was introduced to the HPC on May 12, 2021
 - HPC deferred the item for 30 days to get additional information from the Department of Development and the homeowner
 - Department of Development submitted additional photographs
 - Homeowner submitted additional information

Case History – Area

- **HPC-9-19** 650 Maximillian Street for a proposed demolition
 - Approved by the HPC on September 12, 2019
- **HPC-11-19** 702 Maximillian Street for a proposed demolition
 - Approved by the HPC on September 12, 2019

Regulatory Issues

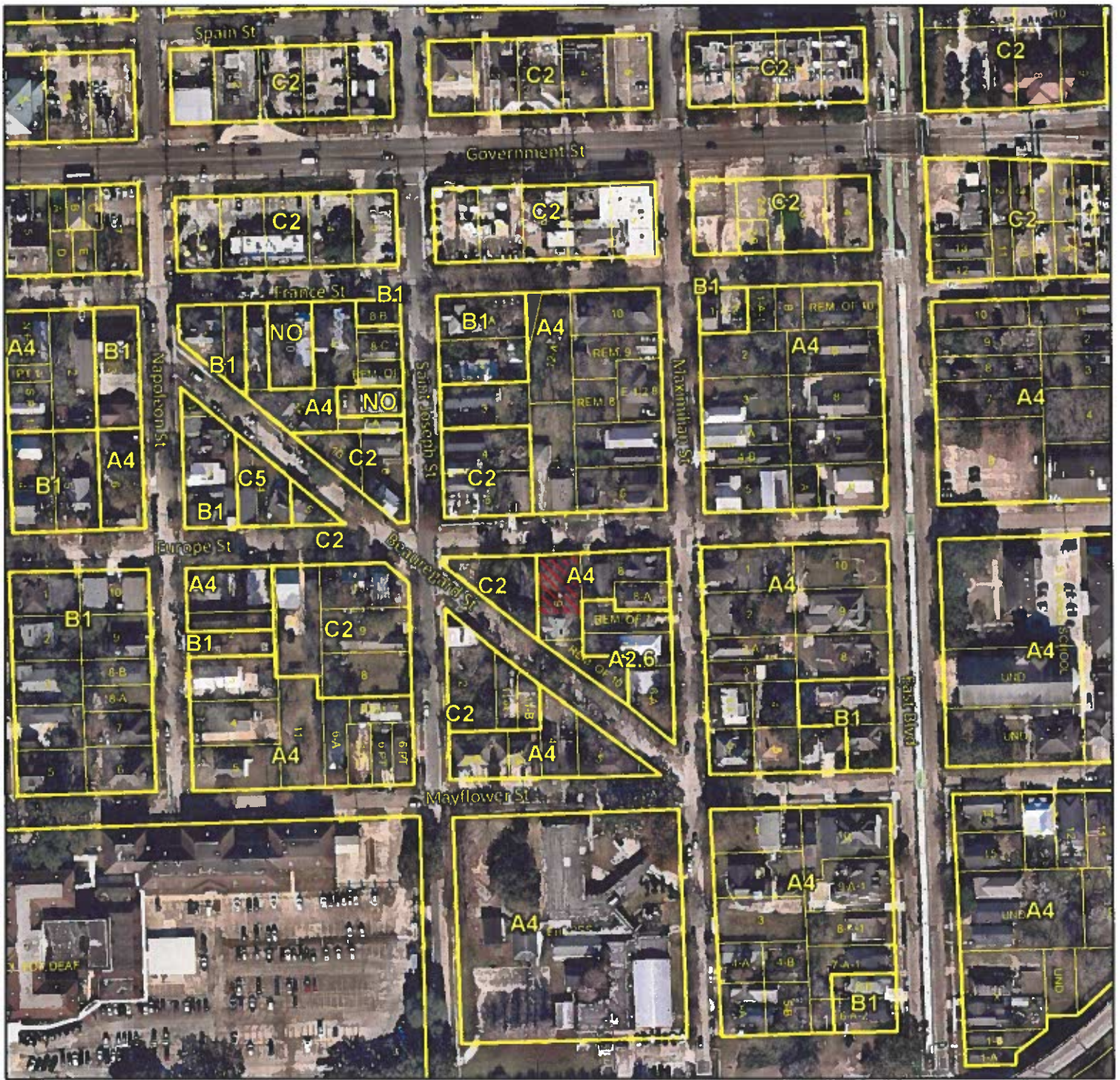
- Building Official has determined the structure has not been maintained and is eligible to proceed with the condemnation process

Community Outreach/Notification




- Subject property posted on April 28, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on April 30, 2021
- Legal advertisement published in The Advocate on April 30, 2021
- Staff reports available to review on April 6, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/11>

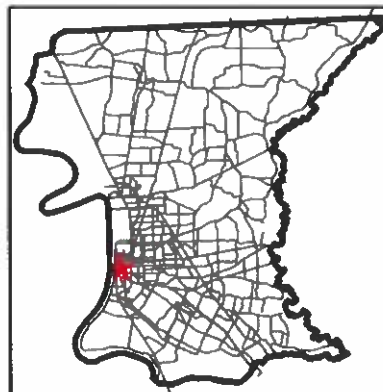
Findings

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Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



HPC-7-21

0 100 200 300 400 ft

N





Louisiana Historic Resource Inventory

Louisiana Division of Historic Preservation
Office of Cultural Development
Department of Culture, Recreation and Tourism

Resource ID Number

17-05926

Historic Name

832 Europe Street

Latitude (Decimal Degrees)

30.441836

Address

832 Europe Street

Longitude (Decimal Degrees)

-91.182018

City

Baton Rouge

Parish

East Baton Rouge

Date Surveyed

03/03/20

National Register Status

District Update or Expansion

Type of Resource

Building

Contributing Status (District Surveys Only)

- ☒ Contributing
☐ Non-Contributing
☐ Other

Construction Date (Estimated)

c. 1915

Date of Alterations (Estimated)

c. 1945, c. 2005

Eligibility Criteria

- ☐ A-Event
☐ B-Person
☒ C-Design or Construction
☐ D-Potential Information

Form

Bungalow

Style

Craftsman

Architectural Description and Comments: Include details on windows, doors, foundation, roof, outbuildings, or any other architectural features of note. For bridges include sub-type, if known, and approximate length. (No character limit)

USE: single-family residence; FOUNDATION: raised, brick piers; CONSTRUCTION: balloon-framing; PROPORTIONS: horizontal emphasis, asymmetrical; MASSING: 1-story, 3 bays wide by 4 bays deep; ROOF: front-gable, broad moderate-pitch, asphalt shingles; PORCH: enclosed full-width front porch integrated with tapered stucco columns and aluminum awning; EXTERIOR: red vinyl with white trim; DOOR: three-tiered glazing on flush wood door with upper sidelights; WINDOWS: screened windows; ALTERATIONS/HISTORY: The porch was enclosed about 1945, and the siding was covered in vinyl about 2005; OUTBUILDING: a brick outbuilding is partially veneered in red vinyl; SOURCES: Google Maps, Sanborn Maps.

Neighborhood Improvement Inspection Report

(746-11288) Sale 11/15/2001
Anne Robertson
2578 Jura Street
Baton Rouge, LA 70802

Date: 5/1/2020

Inspector: Francis Rinaudo



Repair or demolish building located at:
832 Europe Street (House & Rear Shed)

Lot: 9

Square: 60

Subdivision: Beauregard Town

Council District: 10

Zip Code: 70806

183997

No mortgage

1-1

A routine inspection by this Department reveals that the building/structure at the above location is found to be in a dilapidated and dangerous condition, which endangers the public welfare and is recommended to the City of Baton Rouge and Parish of East Baton Rouge Metropolitan Council for demolition or removal due to the following reasons:

☒ Deteriorated

☐ Fire Damaged

☐ Other

- | | | |
|-------------------|------|--|
| 1. Roofing | 75 % | <input checked="" type="checkbox"/> Lot is overgrown and must be cut and cleaned |
| 2. Rafters | 0 % | |
| 3. Ceiling Joists | 0 % | <input type="checkbox"/> Lot is filled with junk, trash and debris |
| 4. Outside Walls | 50 % | |
| 5. Inside Walls | 50 % | <input type="checkbox"/> Building open to unauthorized persons |
| 6. Flooring | 50 % | |
| 7. Floor Joists | 0 % | <input type="checkbox"/> Trees cut and placed in ROW |
| 8. Floor Sills | 25 % | |
| 9. Pillars | 0 % | <input type="checkbox"/> Building materials placed in ROW |
| | | <input type="checkbox"/> Other: |

This structure is in violation of the East Baton Rouge Code of Ordinances Title 12, Chapter 8, Section 12:520 *et seq.*

Insert Photo Here:

File/Image Name:



Insert Photo Here:

File/Image Name:



Use this button to add a page which will display entire architectural description when printed.

Add Print Page

832 Europe Street



Photos for Project BC-23426



Description	Date Taken	Date Upload	Photo of Record
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Photos for Project BC-23426



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Photos for Project BC-23426



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